

Town of Strafford, NH – Zoning Board of Adjustment

Strafford Town Hall • 12 Mountain View Drive • Strafford, NH 03884

<http://www.strafford.nh.gov/index.php/planning-board>

Plan Review

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| PROJECT NAME: | Schraufnagle | CASE NUMBER: | 24-003 VAR & SE |
| PLAN DATE (REVISION): | January 2024 | | |
| MEETING DATE: | APPLICANT(s): | APPLICATION TYPE: | |
| March 21, 2024 | Schraufnagle 15 Lake Shore Dr Strafford, NH | <input type="checkbox"/> Equitable Waiver <input checked="" type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception | |
| SURVEYOR: | APPLICANT'S REP: | REVIEWED BY: | |
| Norway Plains Associates Rochester, NH | Eric Maher DTC Lawyers Concord, NH | Blair Haney SRPC Circuit Rider bhaney@strafford.org | |

EXECUTIVE SUMMARY

Applicant is requesting a Variance and a Special Exception.

- Applicant requests Variances and a Special Exception in order to construct an addition on their existing non-conforming home and to create an Accessory Dwelling Unit in the new space. The Schraufnagels are requesting a Variance to Article 1.4.4, Section 3 *Wetland Buffer Areas* of the Zoning and Land Use Ordinances in order to construct an addition to the northeasterly end of their existing non-conforming home. The proposed 21 foot by 22 foot two-story addition and rear stairs will come within 38.6 feet of the drainage ditch behind their home at its closest point, which is closer to the drainage area than current wetlands buffer ordinances require. The area of the proposed addition meets all other setback requirements. The applicants are also requesting a Variance to Article 1.7.1 of the Zoning and Land Use Ordinances in order to expand their existing non-conforming structure. The existing home encroaches into the required wetland buffer to the rear drainage area and the proposed addition will also encroach into the required wetland buffer to the drainage area, so the proposed addition will be an expansion of an existing non-conforming use making the structure more non-conforming. (15 Lake Shore Drive, Tax Map 35, Lot 16)
- Barry and Julie Schraufnagel are requesting a Special Exception under Article 1.4.1, Section K *Accessory Dwelling Unit* of the Zoning and Land Use Ordinances in order to create an Accessory Dwelling Unit (ADU) in the new space they hope to construct at the easterly end of their existing non-conforming home. The 462 square foot ADU would meet all requirements for an attached ADU. The existing home and ADU will be served by a proposed new septic disposal system. (15 Lake Shore Drive, Tax Map 35, Lot 16)

BACKGROUND

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|--------------------------------|--------------------------|
| TAX MAP/LOT: | Tax Map 35, Lot 16 |
| AREA: | +/- 1.5 Ac. |
| ROAD ACCESS (FRONTAGE): | Lake Shore Dr |
| ZONING DISTRICT(S): | Residential/Agricultural |

COMPLETENESS/APPLICATION ACCEPTANCE

1. Missing Items (in digital packet)—the Board should inquire whether these items were submitted via hard copy.
 - a. N/A

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STAFF TECHNICAL COMMENTS & MEETING REVIEW HISTORY

1. The applicant has yet to apply to DES for the subsurface sewage disposal system. If the Board approves the request, it is recommended to include a condition that no Certificate of Occupancy be issued without DES approval for the ISDS. Another option for the Board is to continue the Special Exception application until DES approval is received.
2. Applicant submitted two requests:
 - a. Request for a variance and special exception to construct an addition to the existing, non-conforming structure (residential house). The proposed addition will encroach on the 50' wetland setback (poorly drained soils) to the rear of the existing structure and, thus, requires relief for setbacks. Additionally, since the existing structure is non-conforming, the applicant requires a Special Exception for altering a non-conforming structure without increasing the non-conformance.
 - i. Board can choose to make one or two motions to approve this request.
 - ii. The site plan does not show grading; however, the applicant states that the new structure will not direct additional water toward the ditch and wetland. The Board may wish to confirm this with the applicant to avoid additional stormwater entering the ditch/wetland from the roof (also see abutter letter).
 - b. Request for a Special Exception to allow an ADU use in the proposed addition.
 - i. The ADU appears to meet all requirements.
 - ii. This request should be addressed in a separate motion from the other request.